

An Overview of DeKalb County's 2017 Annual Trending March 5, 2017

Step 1: Re-Delineation of Neighborhoods

The vast majority of neighborhoods in DeKalb County were completely re-examined and, where necessary, re-delineated for annual trending in 2017. This portion of trending included all property classes.

Step 2: Calculation of New Land Values

New land values were calculated for 2017 and in only limited circumstances did sales warrant new land values for 2017. For residential property, small adjustments may have been made based on sales, but the market adjustment factor was the primary means of updating residential property values. For commercial and industrial properties, land values generally stayed consistent between January 1, 2016 and January 1, 2017. Some market areas or some use types warranted influence factors; these factors were reviewed and adjusted accordingly.

Step 3: Calculation of New Residential Factors & Residential Studies

All neighborhoods had factors recalculated. This was due to any cost table updates, the depreciation date being changed and local cost multiplier updates.

Step 4: Updated Commercial & Industrial Improvement Values

The depreciation date and the local cost multiplier for this year's trending of commercial and industrial improvements were updated. Certain class codes in certain neighborhoods and/or townships did need adjusting. Market areas were created in these neighborhoods with a corresponding factor to the improvement.

Due to Cyclical Reassessment parcels were reassessed. Parcels that were reassessed for 2017 are noted in the Reassessed column of the workbook. Properties were examined via site visits as well as aeriels along with property photos. Changes were made accordingly.

Sales from the Sales Reconciliation file provided by the DLGF were used in the study. The sales period provided in the file was from January 1, 2015 to January 1, 2017. Even with this expanded time frame there were not enough sales in the extended sales time frame to be able to perform a study for Vacant Commercial, Vacant Industrial, and Improved Industrial.

Newville Township(2), Stafford Township(1) and Troy Township(2) did not have enough valid sales to perform individual Improved Residential Studies. I was determined not to run a consolidated study on these townships. The reason for this decision was based on combined there were only five (5) valid sales for a two (2) year period, with such a small combined sample size, a study would not give any useful results.

For the Industrial Improved portion of the study, there was only one valid industrial sale in the county in the time period. A consolidated study was not able to be done due to lack of valid sales.

For the Industrial Vacant portion of the study, there were no valid sales in any township to perform a study. A consolidated study was not able to be done due to lack of valid sales.

For the Commercial Vacant portion of the study, there were no valid sales in any township to perform a study. A consolidated study was not able to be done due to lack of valid sales.

Jackson and Union Townships had enough sales to perform a Vacant Residential study individually. As in previous studies, the remaining townships vacant land sales were combined to into one consolidated study. Due to the similarity of the property being sold (lack of improvements) it has been deemed that grouping this type of property for a county wide study seemed appropriate.

Union Township had enough Improved Commercial sales to perform a study individually. As in previous studies, the remaining townships Improved Commercial sales were combined into one consolidated study. These townships were deemed comparable due to being in outside the city of Auburn.

There was not enough information obtained to indicate that there was a significant change in the market values in the last year so no time adjustments were needed.